

TITLE 8 DEVELOPMENT CODE
DIVISION 8: SPECIFIC USE DESIGN STANDARDS
CHAPTER 3: MOBILEHOME PARKS.
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88.0301 General Provisions.

(a) **PURPOSE.** The purpose of this chapter is to provide regulations for the location, design and improvement of mobilehome parks.

(b) **INTENT.** It is the intent of this chapter to provide regulations for the location, design and improvements of mobilehome parks that equal or exceed all applicable State laws. It is hereby declared that in an instance where the provisions of this chapter do not encompass all of the State regulations insofar as the limits of this chapter apply, that such regulations are included and required for conformance as a part of this chapter.

(c) **ENFORCEMENT OF OTHER REGULATIONS.** The provisions of the Mobilehome Parks Act, California Health and Safety Code, Division 13, Part 2.1 and the applicable regulations adopted pursuant thereto by the State Department of Housing and Community Development are hereby adopted as a part of this chapter. It shall be the duty of the Office of Building and Safety to enforce all of the provisions of said Act pertaining to construction, alteration or modification of all mobilehome parks. It shall be the duty of the County Environmental Health Services Department to enforce all the provisions pertaining to permits to operate, maintenance, use, occupancy, sanitation and safety of all mobilehome parks.

Readopted Ordinance 3341 (1989)

88.0305 Definitions.

Except as otherwise provided in Division 12, all terms used in this chapter which are defined in the Mobilehome Parks Act, California Health and Safety Code, Division 13, Part 2.1 and the applicable regulations adopted pursuant thereto by the State Department of Housing and Community Development are used in this chapter as so defined unless, from the context thereof, it clearly appears that a different meaning is intended.

Readopted Ordinance 3341 (1989)

88.0310 Establishment of Mobilehome Parks.

(a) **COMPLIANCE WITH LAWS.** Each map or plan prepared pursuant to this chapter shall be in accordance with applicable State laws, the San Bernardino County Code, and any other ordinance, statute or law pertaining to the establishment of mobilehome parks.

(b) **COMPLIANCE WITH PLANS AND STANDARDS.** Each map or plan filed pursuant to this chapter shall be in compliance with the officially adopted General Plan and any amendment adopted pursuant thereto.

(c) **PREPARATION OF MAP OR PLAN.** Each map or plan shall be prepared by an architect, professional engineer or other person qualified to do such work. The map shall be drawn at a scale one (1) inch equals fifty (50) feet or less. Information required shall be as specified by the Conditional Use Permit application packet.

(d) **INVESTIGATION OF APPLICATION.** Upon receipt of a complete filing for approval to establish or enlarge a mobilehome park, the Office of Planning shall make the necessary investigation, review and inspection of the application, plot plans, site and proposed facilities to determine whether the establishment or enlargement of the park will meet the requirements of this chapter and other applicable ordinances and laws.

(e) **DISTRIBUTION OF MAPS.** The Office of Planning shall transmit a copy of the mobilehome park map to the affected agencies for review and comment.

(f) **REPORTS.** Departments and agencies receiving the maps for review shall transmit comments or recommendations to the Office of Planning in writing within fifteen (15) days after receipt of the map. Failure to so report shall be deemed approval of the design.

(g) **PLANNING OFFICER ACTION.** The Office of Planning shall review the application and maps of the proposed mobilehome park. It shall consider the reports of other departments and agencies together with the provisions of this chapter and shall submit its findings to the Planning Officer. After reviewing the findings, the Officer shall approve, conditionally approve, disapprove or extend the maps submitted. An extension of time shall be

granted when, in the opinion of the Officer, additional information is necessary to properly act on an application in compliance with the provisions of this chapter.

(h) **REPORT TO APPLICANT.** After consideration and action of the Planning Officer, in accordance with the requirements of this chapter and other applicable ordinances, the Office of Planning shall notify the applicant in writing of the action. Copies of this action shall be forwarded to the County Environmental Health Services Department and the County Office of Building and Safety for processing of construction plans.

Readopted Ordinance 3341 (1989)

88.0315 Standards of Design and Improvements.

(a) **COMPLIANCE TO STANDARDS.** Any person desiring to enlarge or establish a mobilehome park shall meet or exceed the design standards set forth in this chapter.

(b) **LOCATIONS.** Mobilehome parks shall be located in accordance with all applicable County ordinances and State laws.

(c) **MINIMUM AREAS.** Mobilehome parks shall be developed on a parcel of land at least ten (10) acres in area.

(d) **DRAINAGE AND FLOOD HAZARD.** A mobilehome park shall be located on a well-drained site, properly graded to provide for adequate disposition of runoff. Such areas shall be free of flood hazard from external sources. The Planning Officer may require dedications and improvements which will insure proper protection to the park in accordance with this section.

(e) **STREETS AND HIGHWAYS.** The Planning Officer may require additional dedication and improvements on streets and highways abutting the proposed mobilehome park in accordance with the Circulation Element of the General Plan and established widths of local and collector streets.

(f) **LOT AREAS AND DIMENSIONS.** Each mobilehome lot shall contain a minimum area of twelve hundred (1,200) square feet with a minimum width of thirty (30) feet fronting on a driveway provided, however, that:

(1) Lots larger than the above minimum sizes may be required where it is determined that said lot size will:

(A) Be consistent with the general pattern established by mobilehome parks in the vicinity, or

(B) Be necessary to accommodate manufactured home sizes as stated in the mobilehome park report submitted.

(2) Lots on curved driveways or cul-de-sacs where lot lines are either converging or diverging from the front to the rear of the lot shall have an average width of at least thirty (30) feet, but in no case shall the frontage on a driveway be less than twenty-five (25) feet.

(g) **CLEARANCES.** Manufactured homes (mobilehomes) shall be located so they are at least ten (10) feet apart from side to side, eight (8) feet apart from side to rear, six (6) feet apart from rear to rear, and ten (10) feet from any building, except for accessory buildings used as private toilets or baths for exclusive use of the occupant of the mobilehome site. Mobilehome hitches shall face the access driveway.

(h) **MINIMUM SIDE AND REAR LOT CLEARANCES.** There shall be minimum side lot clearances totaling ten (10) feet in width; provided, however, that no mobilehome shall be closer than three (3) feet to any side or rear lot line. Where lots abut side or rear yards as defined in Subsection 88.0315(j), said yard areas may be included as a part of this requirement.

(i) **OCCUPIED AREA.** The occupied area of each mobilehome space shall not exceed seventy-five percent (75%) of the total area of such mobilehome lot. The area shall be deemed to be occupied when covered or occupied by a trailer coach, cabana, vehicle, ramada, awning, closet, cupboard or any other structures.

(j) **YARDS AND SETBACKS.** The following yards shall be maintained on each mobilehome park:

(1) Front yard of at least twenty-five (25) feet in depth, along the public street upon which the mobilehome park fronts. This yard shall extend across the entire width of the park.

(2) Side yards of not less than five (5) feet in width along each side boundary line of the mobilehome park.

(3) A rear yard of not less than ten (10) feet in depth along the rear boundary line of the mobilehome park.

(4) Greater yards or setbacks may be required where, in the opinion of the Planning Officer, such yards or setbacks are necessary due to topographic conditions, grading, drainage or protection of adjacent property.

(5) No part of any mobilehome shall be located within any yard or required setback area.

(k) **ROADS WITHIN MOBILEHOME PARKS.** Roads within mobilehome parks shall be designed to provide reasonable and convenient traffic circulation and shall meet the following standards:

(1) No road shall be less than thirty-three (33) feet in width if car parking is permitted on one (1) side of the road and not less than forty-one (41) feet in width if car parking is permitted on both sides.

(2) Road widths to provide for parking on one (1) side shall be deemed necessary when lots abut the road on one (1) side only. Road widths to provide for parking on both sides shall be deemed necessary when lots abut the road on both sides.

(3) The entire width of the roads within mobilehome parks shall be surfaced with a minimum of two (2) inch thick asphalt, concrete, plant mix or other approved material.

(l) **PARKING.** There shall be provided two (2) parking spaces on each lot. There shall also be established and maintained within each mobilehome park automobile parking area for use of guests. The number of such spaces shall be equal to one (1) for every ten (10) mobile home spaces or fraction thereof within the mobilehome park. Each

parking space shall be ten (10) by twenty (20) feet in size, plus such additional area as is necessary to afford adequate ingress and egress.

(m) WALKWAYS. Walkways shall be provided to permit reasonably direct access to all lots, service buildings and other areas or buildings used by occupants of the trailers. Collector walkways serving utility buildings, playgrounds and other general areas shall be four (4) feet in width or more and individual entrance walks to each mobilehomes site shall be at least two (2) feet in width. All walkways shall be constructed of asphalt, concrete, plant mix or other approved materials which will permit all-weather pedestrian movement.

(n) ENCLOSURES OF MOBILEHOME PARK. A wall or fence six (6) feet in height shall be erected and maintained along each side and rear boundary of a mobilehome park except along the portion of such side or rear boundary line which either abuts a public street or is within a front yard or side yard adjacent to the street, in which case, a wall or fence may be required. A wall or fence shall be solid and of concrete, brick, or other masonry construction or of chainlink metal construction with an evergreen hedge planted. Where, in the opinion of the Planning Officer, it is unreasonable to require the construction of a fence or wall, the Officer, at his discretion, may waive or modify the requirements as specified in this paragraph.

(o) SERVICE AREA (ENCLOSURE). The Planning Officer may require fencing or screen planting around areas containing garbage, rubbish or waste disposal or ground service or recreational areas as a condition of approval of a mobilehome park.

(p) VEHICLE STORAGE. Common storage areas shall be provided with an enclosed fenced area for the residents of the mobilehome park for the storage of recreational vehicles, trailers, travel trailers, and other licensed or unlicensed vehicles. This area shall total not less than fifty (50) square feet for each mobilehome lot. All storage on a mobilehome lot shall be in accordance with the provisions of Title 25 of the California Administrative Code.

(q) MODIFICATIONS IN DESIGN. Where mobilehome parks are submitted for approval which, although not complying with the requirements of design as stated herein, are consistent with the general intent and purpose of this chapter, the Planning Officer may approve such parks with conditions and restrictions which insure that the general purposes are satisfied.

(1) Park designs utilizing duplex or cell-type groupings of mobilehome lots or other modified designs may be approved under the provisions of this section.

(2) Modifications of the above standards of design may be approved under the provisions of this section for mobilehome parks, travel trailer parks, recreational trailer parks, temporary trailer parks and tent camps. However, in no case shall such modifications be in conflict with minimum requirements of the Mobilehome Parks Act, California Health and Safety Code, Division 13, Part 2.1 and the applicable regulations adopted pursuant thereto by the State Department of Housing and Community Development.

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990)

88.0320 Buildings, Structures and Facilities.

(a) STRUCTURAL REQUIREMENTS. The erection, construction, reconstruction, repair, relocation or alteration of all permanent buildings and structures located within a mobilehome park shall conform to the requirements of the Uniform Building Code as adopted.

(b) PLUMBING REQUIREMENTS. The construction, installation, arrangement, alteration, repair, use and operation of all plumbing, water and sewage systems within, on or pertaining to all permanent buildings and structures located within a mobilehome park shall be designed and installed in accordance with the requirements of the Uniform Plumbing Code, as adopted.

Floor drains of a type approved by the Office of Building and Safety shall be installed in all concrete floors of rooms containing sanitary plumbing fixtures. Hose bibs shall be installed near each floor drain. Sanitary facilities within a mobilehome park shall be for the exclusive use of tenants of the mobilehome park.

(c) ELECTRICAL REQUIREMENTS. The construction, installation, arrangement, alteration, repair, use and operation of all electrical wiring and electrical equipment within, on or pertaining to all permanent buildings and structures located within the mobilehome park shall be designed and installed in accordance with the requirements of the National Electrical Code, as adopted.

(d) CERTIFICATE OF OCCUPANCY. Upon completion of any mobilehome park and prior to the use thereof, the owner or operator of said park shall make an application to the County Office of Building and Safety for a Certificate of Occupancy, said application to be in writing upon the form provided by the Office of Building and Safety, and shall be filed not less than ten (10) days nor more than twenty (20) days before the mobilehome park is ready for use. The Office of Building and Safety shall thereupon make a final inspection of the mobilehome park referred to in said application and if found to be in conformity with the requirements of this chapter and other ordinances of the County of San Bernardino and the laws of the State of California, said Office shall forward to the County Environmental Health Services Department a written Certificate of Occupancy.

(e) PUBLIC ADDRESS SYSTEMS. Public address systems or loudspeakers shall not be permitted if audible outside the boundaries of the mobilehome park.

Readopted Ordinance 3341 (1989)

88.0325 Operation of Mobilehome Parks.

(a) HEALTH PERMIT. Any person or owner who operates or permits the use of a mobilehome park or portion thereof shall first obtain a permit issued by the County Environmental Health Services Department, authorizing such person or owner to operate such a mobilehome park. Application for permits may be secured from the County Environmental Health Services Department.

(b) INVESTIGATION OF APPLICATION FOR HEALTH PERMIT. Upon receipt of an application for a public health permit filed pursuant to this chapter, the County Environmental Health Services Department shall cause to be made an inspection of the mobilehome park, and if found to be in conformity with the requirements of this chapter and other ordinances of the County of San Bernardino and the laws of the State of California, the permit shall be issued upon payment of the fee hereinafter specified.

(c) HEALTH PERMIT FEE. Prior to the issuance of a public health permit, there shall be paid to the County Environmental Health Services Department, a fee pursuant to Section 16.0213B.

(d) SUPPLEMENTAL PERMIT FEE. Fees for supplemental permits issued for lots added after issuance of the regular permit shall be prorated on a monthly basis and the expiration date of the supplemental permit shall be the same as the expiration date on the regular permit.

(e) EXPIRATION OF PERMIT. Permits issued pursuant to this chapter shall expire on December thirty-first (31st) following issuance and such permit must be renewed within thirty (30) days following the expiration date. Permit fees for mobilehome parks beginning operation during the permit year shall be prorated on a monthly basis and all such permits shall expire December thirty-first (31st).

(f) RENEWAL OF EXISTING PERMIT. Permit fees on renewal of permits expiring during the permit year shall be prorated on a monthly basis and all such permits shall expire on December thirty-first (31st) following issuance.

(g) FAILURE TO REAPPLY FOR PERMIT. Every person, firm or corporation having a permit as required under this chapter who fails to reapply for such permit within the time prescribed in Subsection (e) hereof shall, in addition to the required fee, pay a penalty fee in the amount of twenty-five percent (25%) of the required fee.

(h) HEALTH PERMIT - NONTRANSFERABLE. Health permits issued pursuant to this chapter shall be nontransferable.

(i) TRANSFER OF OWNERSHIP. A transfer of ownership or possession of a mobilehome park under existing valid permit may be made upon request for a new permit to operate, accompanied by an appropriate adopted fee.

Readopted Ordinance 3341 (1989)

88.0330 Approved Maps.

(a) FILING OF APPROVED MAPS. A reproducible tracing of the map of the mobilehome park as approved by the Planning Officer shall be filed with the County Office of Building and Safety for construction permits. Blueline prints, in an amount determined to be necessary for processing of the application, shall be submitted together with the tracing.

(b) CHECKING OF APPROVED MAP. The approved map shall be checked for compliance with all the conditions set forth by the Planning Officer. When it is determined that all conditions have been met, construction permits may be issued by the County Office of Building and Safety.

Readopted Ordinance 3341 (1989)

88.0335 Bonds to Guarantee Improvements.

(a) BONDS REQUIRED. If all improvements required as a condition of approval of a mobilehome park are not satisfactorily completed at the time an operating permit is requested, the owner or owners of the mobilehome park shall, prior to the issuance of said permit, enter as contractor into an agreement with the County guaranteeing that the required work will be accomplished.

Readopted Ordinance 3341 (1989)

88.0340 Subdivisions of Mobilehome Parks.

A subdivision may be permitted by the Planning Officer. All mobilehome park subdivisions shall be conditioned to require reservation and maintenance of all common areas for common use and enjoyment of the residents of the mobilehome subdivision. All mobilehome subdivisions shall comply with all appropriate design standards established by this Division and all applicable State and County Subdivision requirements.

Readopted Ordinance 3341 (1989)